



APPLICATION SPECIAL USE PERMIT

Sept.
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SPECIAL USE PERMIT # 2009-0039

PROPERTY LOCATION: 1019 King Street

TAX MAP REFERENCE: 064.03-07-30 **ZONE:** KR

APPLICANT:

Name: King Thai Kitchen, Inc.

Address: 1019 King Street, Alexandria, VA 22314

PROPOSED USE: Full-Service Restaurant

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

David Chamowitz
Print Name of Applicant or Agent

307 N. Washington Street
Mailing/Street Address

Alexandria, VA 22314
City and State Zip Code

[Handwritten Signature]

Signature

June 23, 2009
Date

703 836 5757
Telephone #

703 548 5443
Fax #

DLC.HCGK@Verizon.net
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2009-0039

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1019 King Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Restaurant use as
(use)
described in this application.

Name: Randolph A. Payne Phone 757 336 3739
Please Print
Address: 6258 Circle Drive, Chincoteague, VA 23336 Email: _____
Signature: _____ Date: 23 June 2009

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☒ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Mr. Piroon Larpisal, 60/H6 Krisadanakorn 25, Soi Pradrarumjai 31, BKK 10510, Thailand - 45%

Mr. Boriphat Prachakrich, 829 Quincy Street, NW, Apt B5, Washington, DC 20011 - 20%

Ms. Somsued Pajchimmakan, 829 Quincy Street, NW, Apt B5, Washington, DC 20011 - 20%

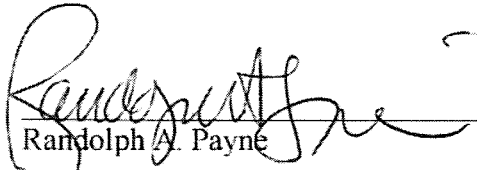
Mr. Intorn Peun-Ngarm, 122 Battle Street, SW, Vienna, VA 22180 - 15%

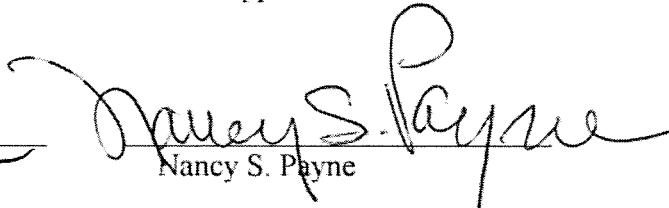
Randolph A. and Nancy S. Payne
6258 Circle Drive
Chincoteague Island, VA 23336
757.336.3739

June 25, 2009

To Whom it May Concern:

As the property owners of 1019 King Street, we hereby grant the Applicant authorization to apply for the Restaurant use as described in the application.


Randolph A. Payne


Nancy S. Payne

SUP # 2009-0039

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The only requested change from SUP #2009-0017 (issued on May 28, 2009) is the elimination of Condition #8, which requires the provision of 7 off-street parking spaces behind the restaurant.

The Applicant hereby requests a waiver of the requirement for submission of a floor plan and plot/site plan on the grounds that such plans are unnecessary, since City Staff is familiar with this location following the March 2009 application for SUP #2009-0017.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

No change from SUP #2009-0017

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

No change from SUP #2009-0017

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Sunday - Sunday

11 a.m. to 10 p.m.

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No change from SUP #2009-0017

- B. How will the noise be controlled?

No change from SUP #2009-0017

CONDITIONS OF SPECIAL USE PERMIT # 2009-0017

The new owner(s) is/are responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2003-0055)
2. Seating shall be provided inside for no more than 50 patrons. (P&Z) (SUP #2003-0055)
3. No outside dining facilities shall be located on the premises. (P&Z) (SUP #2003-0055)
4. The hours of operation shall be limited to 11:00 A.M. to 10:00 P.M., daily. (P&Z) (SUP #2003-0055)
5. No food, beverages, or other materials shall be stored outside. (P&Z) (SUP #2003-0055)
6. **CONDITION DELETED BY STAFF (See Condition 23):** ~~Trash and garbage shall be stored inside or in a dumpster. (P&Z) (SUP #2003-0055)~~
7. **CONDITION DELETED BY STAFF (See Condition 23):** ~~Trash and garbage shall be collected daily when the business is open. (P&Z) (SUP #2003-0055)~~
8. The applicant shall provide and maintain seven off-street parking spaces behind the restaurant to accommodate restaurant patrons and employees, to the satisfaction of the Director of the Department Planning and Zoning. (P&Z) (SUP #2003-0055)
9. No live entertainment shall be provided at the restaurant. (P&Z) (SUP #2003-0055)
10. On-site alcohol service is permitted; no off-premise alcohol sales are permitted. (P&Z) (SUP #2003-0055)
11. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #2003-0055)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #2003-0055)

8. Describe any potential odors emanating from the proposed use and plans to control them:

No change from SUP #2009-0017

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

No change from SUP #2009-0017

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

No change from SUP #2009-0017

- C. How often will trash be collected?

No change from SUP #2009-0017

- D. How will you prevent littering on the property, streets and nearby properties?

No change from SUP #2009-0017

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Typical cleaning products found in a restaurant.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

No change from SUP #2009-0017

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

Beer, wine, and mixed drinks for on-premises sales

PARKING AND ACCESS REQUIREMENTS

- 14.** A. How many parking spaces of each type are provided for the proposed use:

0 Standard spaces
0 Compact spaces
0 Handicapped accessible spaces.
0 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☐ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

- 15.** Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? Behind building

C. During what hours of the day do you expect loading/unloading operations to occur?

No change from SUP #2009-0017

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

No change from SUP #2009-0017

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No change from SUP #2009-0017

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 1,470 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☒ other. Please describe: A rowhouse

End of Application

SUP #

2009-0039



APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 50 Outdoors: _____ Total number proposed: 50

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) X Yes _____ No

Beer and wine — on-premises X Yes _____ No

Beer and wine — off-premises X Yes _____ No

3. Please describe the type of food that will be served:

Thai

4. The restaurant will offer the following service (check items that apply):

X table service X bar X carry-out X delivery

5. If delivery service is proposed, how many vehicles do you anticipate? 1

Will delivery drivers use their own vehicles? X Yes _____ No

Where will delivery vehicles be parked when not in use?

Behind restaurant

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

X Yes _____ No

If yes, please describe:

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - ☐ 100%
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☒ No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - ☐ All
 - ☐ 75-99%
 - ☐ 50-74%
 - ☒ 1-49%
 - ☐ None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - ☐ No parking impact predicted
 - ☒ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

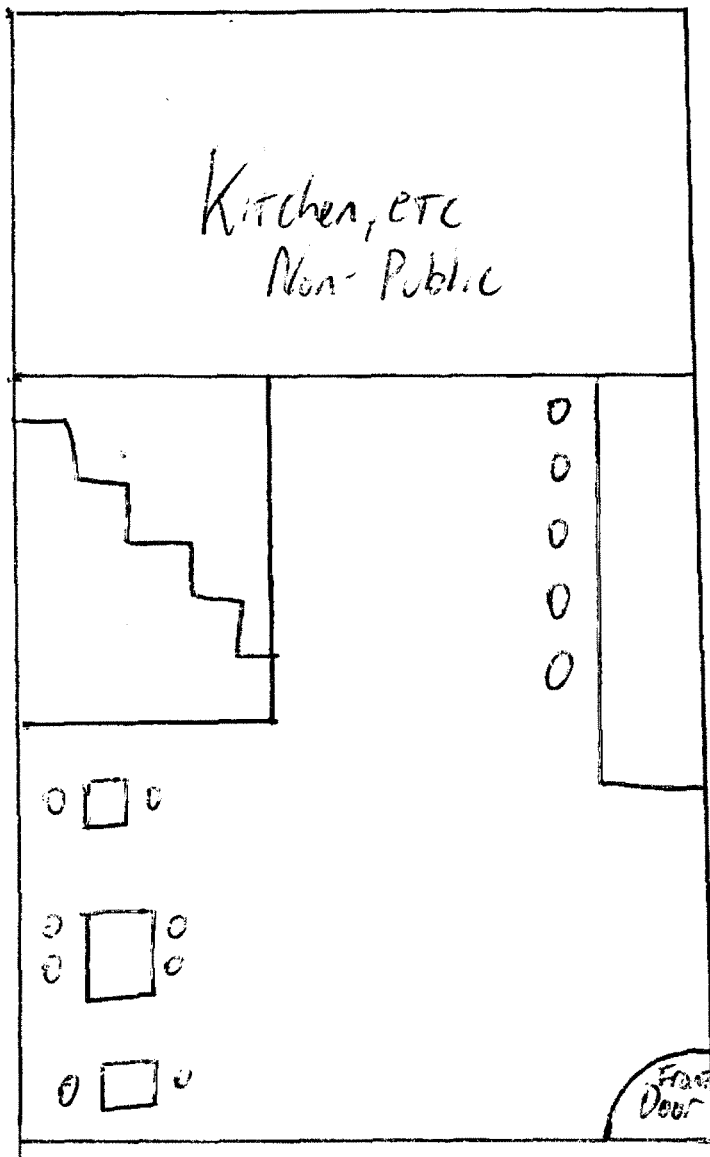
1. Maximum number of patrons shall be determined by adding the following:

<u>45</u>	Maximum number of patron dining seats
+ <u>5</u>	Maximum number of patron bar seats
+ <u>0</u>	Maximum number of standing patrons
= <u>50</u>	Maximum number of patrons

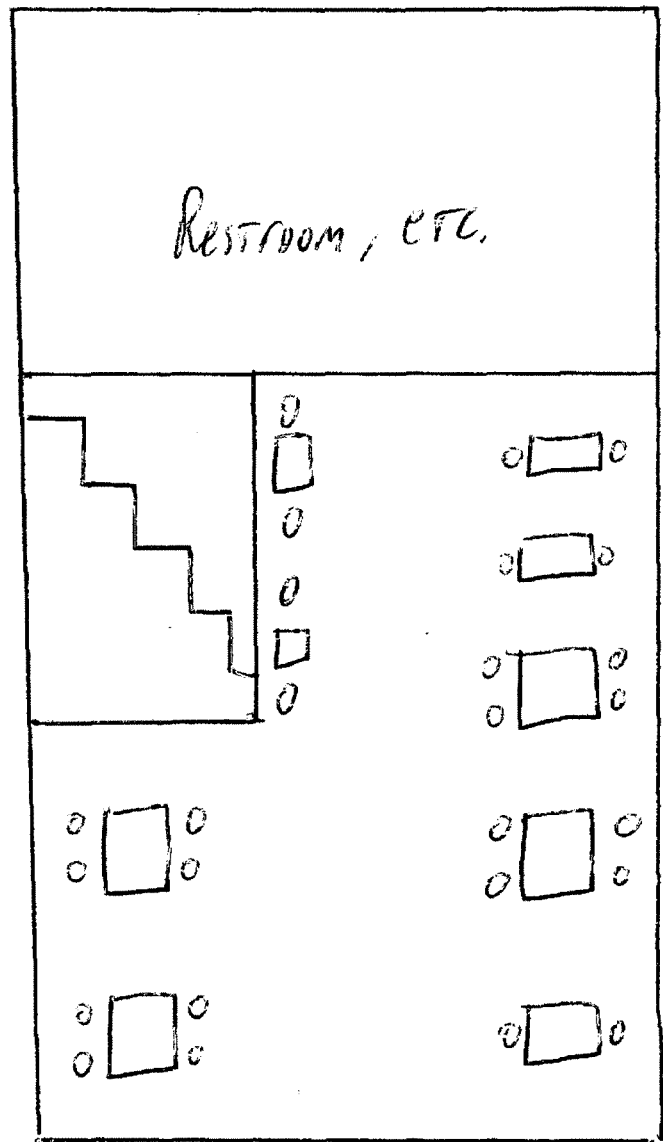
2. 5 Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
 - ☐ Closing by 8:00 PM
 - ☒ Closing after 8:00 PM but by 10:00 PM
 - ☐ Closing after 10:00 PM but by Midnight
 - ☐ Closing after Midnight

4. Alcohol Consumption (check one)
 - ☐ High ratio of alcohol to food
 - ☒ Balance between alcohol and food
 - ☐ Low ratio of alcohol to food



1st Floor



2nd Floor

King Thai Kitchen, Inc.
1019 King St.